CONFIDENTIAL

DCN NO. START-02-F-04181
JUNE 2000

CONFIDENTIAL - NOT FOR PUBLIC RELEASE

SITE SUMMARY AND RECOMMENDATION

The Synkote Paint site (CERCLIS No. NJD001394089) is a former industrial paint manufacturing facility, located in Elmwood Park, Bergen County, New Jersey. The property size is 0.4 acre and although it is located in an industrial park, the vicinity of the site is residential, with interspersed industrial properties. The site address is 150 Van Riper Avenue, Elmwood Park, New Jersey.

Synkote Paint operated as an industrial solvent-based paints manufacturer from 1956 until 1985. The company was owned and operated by Richard Max. In November 1984, local health officials filed complaints to the New Jersey Department of Environmental Protection (NJDEP). The complaints suggested that runoff from the site was observed entering storm drains or sewer catch basins which discharge to a nearby surface water body. The site runoff was reportedly white in color. An NJDEP Resource Conservation and Recovery Act (RCRA) inspection was conducted in November 1984. Numerous infractions of hazardous materials handling practices were observed during the inspection. Large areas of stained soil and haphazardly stored drums were reportedly observed at the site. Many of these drums were reportedly leaking and no secondary containment system was present. As a result of this inspection, the NJDEP issued a directive letter in September 1985. The letter required Synkote Paint to cease all hazardous waste discharges and develop a cleanup plan which would include the sampling, excavation, and containment/disposal of contaminated site soil.

Synkote Paint ceased operations on 7 February 1985 and filed for Assignment for the Benefit of Creditors on 27 February 1985. In June 1985, NJDEP issued an Administrative Order (herein after referred to as the "Order") citing Synkote Paint for violations of the Solid Waste Management Act. Synkote Paint was given 15 days to comply with the Order which mandated that Synkote Paint: cease the storage of hazardous wastes on site for periods exceeding 90 days, properly store waste which has been present on site for less than 90 days, conduct internal compliance inspections of waste storage areas, prepare a site contingency plan, produce manifest documentation for wastes disposed, and submit an affidavit identifying corrective actions taken by Synkote Paint in response to the Order.

Four soil samples were collected by NJDEP as part of a site investigation at Synkote Paint on 3 July 1985. Spillage of material was evident, and 200 to 400 55-gallon drums were present during the inspection. Analytical data from the soil sampling event indicated the presence of volatile organic compounds (VOCs) at elevated concentrations. The NJDEP issued a directive that Synkote Paint install monitoring wells and conduct a hydrogeological investigation of the site. The owner abandoned the site, leaving many drums, other non-drum containers, and reactor vessels from inside the building on site. Unpaid mortgage debts forced the National Community Bank of New Jersey to foreclose on the property in 1986. At that time, the site became eligible for action under the NJDEP Environmental Cleanup and Responsibility Act (ECRA) program; however, the site owner, Mr. Max, did not file the paperwork necessary for action under ECRA. In 1988, the site was sold, in a sheriff's sale, to Property Concepts, Inc., Elmwood Park, NJ. The sale of the property was conducted without the approval of the NJDEP or the Attorney General's Office.

The NJDEP conducted a Site Inspection sampling event on 24 January 1989. Five soil samples were

collected from locations chosen during a pre-sampling assessment. The samples were analyzed for substances on the U. S. Environmental Protection Agency (EPA) Target Compound List (TCL) and Target Analyte List (TAL). Numerous VOCs were detected in the samples. Two inorganic analytes and one polychlorinated biphenyl (PCB) were also detected.

In 1988 and 1989, representatives of Bergen County Health Services (BCHS) and the NJDEP conducted several inspections of the site. These inspections recommended the involvement of the EPA to mitigate waste sources at the site. On 10 March 1989, an On-Scene Coordinator from the EPA Emergency and Remedial Response Division accompanied BCHS and NJDEP representatives to the site. EPA conducted a removal assessment to determine if the site was eligible for a Removal Action to mitigate the threat posed by abandoned drums, containers, and vessels containing hazardous substances. The assessment confirmed that drums on site and inside the main building had spilled or released their contents. Also, acutely toxic, flammable, and corrosive materials were observed in the building laboratory. EPA sent official notification of potential liability to Synkote Paint in April 1989. In September 1989, EPA authorized a Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Removal Action at Synkote Paint.

In October 1989, waste at the site was containerized and overpacked by S & D Engineering Services, Inc. (S & D), of Edison, NJ, under an EPA Emergency Response Cleanup Services (ERCS) contract. S & D sampled all the drums at the site and stabilized the laboratory chemicals present inside the building. In June 1990, S & D overpacked all the drums and paint cans on the site. During this Removal Action, EPA disposed 248 containers off site. The drums were shipped to ThermalKem, Inc. in South Carolina for incineration. Following the Removal Action, an assessment of remaining potential hazards was performed. It was reported that outside of the building, three aboveground storage tanks remain, as well as 3 drums (containing approximately 2 inches of paint residue), a large mixing vat (containing ½-inch of residue), a metal hopper, a 125-cubic foot dumpster, several machine parts, empty drums, and some paint residue on the ground surface. The assessment further noted that six reactor vessels were left inside of the building.

On 1 March 2000, the Region II Superfund Technical Assessment and Response Team (START) conducted an off-site reconnaissance at Synkote Paint. The site is bordered to the east by Kreisler Industrial Corporation; to the west by a vacant lot; to the north by a residential area; and to the south by the New York Susquehanna & Western Railroad. Four residences are located within 200 feet of the site boundary across Van Riper Avenue from the Synkote property. The site is inactive and the process building has been abandoned. A fenced yard, behind the building, is unpaved and heavily vegetated. Some scrap metal, including large metal baffles, remains in the yard but no other waste sources were observed. Site soil did not appear to be stained. The site has little topographic relief; no defined runoff pathway was determined. Fleischer's Brook, a minimal stream, flows beneath the ground surface in the residential area, across Van Riper Avenue, and beneath the neighboring Kreisler facility through a cement culvert. Runoff from the Synkote facility, the Kreisler facility, and from Van Riper Avenue, enters the brook via storm drains located on Van Riper Ave. The brook surfaces behind the Kreisler facility.

A PREScore (version 4.1) evaluation of the Synkote Paint site resulted in an overall site score of 22.07, which is below the cutoff required for a further action recommendation. A sensitivity analysis

was performed which included a projected release to the nearby stream, Fleischer's Brook. This analysis resulted in an overall site score of 25.13, which still does not meet the criteria for a further action recommendation. Based on evaluation of the above conditions, a recommendation of **NO FURTHER REMEDIAL ACTION PLANNED (NFRAP)** is assigned for the Synkote Paint site.

CONFIDENTIAL

PREScore 4.1
HRS DOCUMENTATION RECORD
Synkote Paint Co.

1. Site Name: Synkote Paint Co.
   (as entered in CERCLIS)

2. Site CERCLIS Number: NJD001394089

3. Site Reviewer: Harry L. Allen

4. Date: 6/26/00

5. Site Location: Elmwood Park, Bergen Co., New Jersey
   (City/County,State)

6. Congressional District: 09

7. Site Coordinates:

   Latitude: 40°54'10" Longitude: 74°06'59"

	Score
Ground Water Migration Pathway Score (Sgw)	44.07
Surface Water Migration Pathway Score (Ssw)	0.03
Soil Exposure Pathway Score (Ss)	0.00
Air Migration Pathway Score (Sa)	2.28

Site Score	22.07

NOTE

Site names, and references to specific parcels or properties, are provided for general identification purposes only. Knowledge regarding the extent of sites will be refined as more information is developed during the RI/FS and even during implementation of the remedy.

CONFIDENTIAL

PREScore 4.1
WASTE QUANTITY
Synkote Paint Co.

1. WASTESTREAM QUANTITY SUMMARY TABLE, SOURCE: Contaminated Soil

a. Wastestream ID	
b. Hazardous Constituent Quantity (C) (lbs.)	0.00
c. Data Complete?	NO
d. Hazardous Wastestream Quantity (W) (lbs.)	0.00
e. Data Complete?	NO
f. Wastestream Quantity Value (W/5,000)	0.00E+00

CONFIDENTIAL

PREScore 4.1
WASTE QUANTITY
Synkote Paint Co.

2. SOURCE HAZARDOUS WASTE QUANTITY FACTOR TABLE

a. Source ID		Contaminated Soil	
b. Source Type		Contaminated Soil	
c. Secondary Source Type		N.A.	
d. Source Vol.(yd3/gal)	Source Area (ft2)	1.00	0.00
e. Source Volume/Area Value		4.00E-04	
f. Source Hazardous Constituent Quantity (HCQ) Value (sum of 1b)		0.00E+00	
g. Data Complete?		NO	
h. Source Hazardous Wastestream Quantity (WSQ) Value (sum of 1f)		0.00E+00	
i. Data Complete?		NO	
k. Source Hazardous Waste Quantity (HWQ) Value (2e, 2f, or 2h)		4.00E-04	

Source Hazardous Substances	Depth (feet)	Liquid	Concent.	Units
Arsenic	< 2	NO	0.0E+00	ppm
Benzene	< 2	YES	0.0E+00	ppm
Bis (2-ethylhexyl) phthalate	< 2	YES	0.0E+00	ppm
Cumene	< 2	YES	0.0E+00	ppm
Di-n-butyl phthalate	< 2	YES	0.0E+00	ppm
Di-n-octyl phthalate	< 2	YES	0.0E+00	ppm
Ethyl benzene	< 2	YES	0.0E+00	ppm
Lead	< 2	NO	0.0E+00	ppm
Naphthalene	< 2	YES	0.0E+00	ppm
PCBs	< 2	YES	0.0E+00	ppm
Styrene	< 2	YES	0.0E+00	ppm
Toluene	< 2	YES	0.0E+00	ppm
Xylene, m-	< 2	YES	0.0E+00	ppm
Xylene, o-	< 2	YES	0.0E+00	ppm
Xylene, p-	< 2	YES	0.0E+00	ppm

PREScore 4.1
WASTE QUANTITY
Synkote Paint Co.

3. SITE HAZARDOUS WASTE QUANTITY SUMMARY

No.	Source ID	Migration Pathways	Vol. or Area Value (2e)	Constituent or Wastestream Value (2f,2h)	Hazardous Waste Qty. Value (2k)
1	Contaminated Soil	GW-SW-SE-A	4.00E-04	0.00E+00	4.00E-04

CONFIDENTIAL

PREScore 4.1
GROUND WATER MIGRATION PATHWAY SCORESHEET
Synkote Paint Co.

4. PATHWAY HAZARDOUS WASTE QUANTITY AND WASTE CHARACTERISTICS SUMMARY TABLE

Migration Pathway	Contaminant Values		HWQVs*	WCVs**
Ground Water	Toxicity/Mobility	1.00E+03	10	10
SW: Overland Flow, DW	Tox./Persistence	1.00E+04	10	18
SW: Overland Flow, HFC	Tox./Persis./Bioacc.	5.00E+08	10	180
SW: Overland Flow, Env	Etox./Persis./Bioacc.	5.00E+08	10	180
SW: GW to SW, DW	Tox./Persistence	4.00E+02	10	6
SW: GW to SW, HFC	Tox./Persis./Bioacc.	2.00E+05	10	32
SW: GW to SW, Env	Etox./Persis./Bioacc.	2.00E+05	10	32
Soil Exposure:Resident	Toxicity	1.00E+04	0	0
Soil Exposure: Nearby	Toxicity	1.00E+04	0	0
Air	Toxicity/Mobility	1.00E+03	10	10

* Hazardous Waste Quantity Factor Values
** Waste Characteristics Factor Category Values

Note: SW = Surface Water
GW = Ground Water
DW = Drinking Water Threat
HFC = Human Food Chain Threat
Env = Environmental Threat

CONFIDENTIAL

PREScore 4.1
GROUND WATER MIGRATION PATHWAY SCORESHEET
Synkote Paint Co.

GROUND WATER MIGRATION PATHWAY Factor Categories & Factors	Maximum Value	Value Assigned
Likelihood of Release to an Aquifer Aquifer: PFAS		
1. Observed Release	550	0
2. Potential to Release		
2a. Containment	10	10
2b. Net Precipitation	10	0
2c. Depth to Aquifer	5	5
2d. Travel Time	35	35
2e. Potential to Release [lines 2a(2b+2c+2d)]	500	400
3. Likelihood of Release	550	400
Waste Characteristics		
4. Toxicity/Mobility	*	1.00E+03
5. Hazardous Waste Quantity	*	10
6. Waste Characteristics	100	10
Targets		
7. Nearest Well	50	9.00E+00
8. Population		
8a. Level I Concentrations	**	0.00E+00
8b. Level II Concentrations	**	0.00E+00
8c. Potential Contamination	**	8.95E+02
8d. Population (lines 8a+8b+8c)	**	8.95E+02
9. Resources	5	5.00E+00
10. Wellhead Protection Area	20	0.00E+00
11. Targets (lines 7+8d+9+10)	**	9.09E+02
12. Targets (including overlaying aquifers)	**	9.09E+02
13. Aquifer Score	100	44.07
GROUND WATER MIGRATION PATHWAY SCORE (Sgw)	100	44.07

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.

CONFIDENTIAL

PREScore 4.1
SURFACE WATER OVERLAND/FLOOD MIGRATION COMPONENT SCORESHEET
Synkote Paint Co.

SURFACE WATER OVERLAND/FLOOD MIGRATION COMPONENT Factor Categories & Factors DRINKING WATER THREAT	Maximum Value	Value Assigned
Likelihood of Release		
1. Observed Release	550	0
2. Potential to Release by Overland Flow		
2a. Containment	10	10
2b. Runoff	25	1
2c. Distance to Surface Water	25	20
2d. Potential to Release by Overland Flow [lines 2a(2b+2c)]	500	210
3. Potential to Release by Flood		
3a. Containment (Flood)	10	10
3b. Flood Frequency	50	7
3c. Potential to Release by Flood (lines 3a x 3b)	500	70
4. Potential to Release (lines 2d+3c)	500	280
5. Likelihood of Release	550	280
Waste Characteristics		
6. Toxicity/Persistence	*	1.00E+04
7. Hazardous Waste Quantity	*	10
8. Waste Characteristics	100	18
Targets		
9. Nearest Intake	50	0.00E+00
10. Population		
10a. Level I Concentrations	**	0.00E+00
10b. Level II Concentrations	**	0.00E+00
10c. Potential Contamination	**	0.00E+00
10d. Population (lines 10a+10b+10c)	**	0.00E+00
11. Resources	5	0.00E+00
12. Targets (lines 9+10d+11)	**	0.00E+00
13. DRINKING WATER THREAT SCORE	100	0.00

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.

CONFIDENTIAL

PREScore 4.1
SURFACE WATER OVERLAND/FLOOD MIGRATION COMPONENT SCORESHEET
Synkote Paint Co.

SURFACE WATER OVERLAND/FLOOD MIGRATION COMPONENT Factor Categories & Factors HUMAN FOOD CHAIN THREAT	Maximum Value	Value Assigned
Likelihood of Release		
14. Likelihood of Release (same as line 5)	550	280
Waste Characteristics		
15. Toxicity/Persistence/Bioaccumulation	*	5.00E+08
16. Hazardous Waste Quantity	*	10
17. Waste Characteristics	1000	180
Targets		
18. Food Chain Individual	50	0.00E+00
19. Population		
19a. Level I Concentrations	**	0.00E+00
19b. Level II Concentrations	**	0.00E+00
19c. Pot. Human Food Chain Contamination	**	3.00E-05
19d. Population (lines 19a+19b+19c)	**	3.00E-05
20. Targets (lines 18+19d)	**	3.00E-05
21. HUMAN FOOD CHAIN THREAT SCORE	100	0.00

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.

CONFIDENTIAL

PREScore 4.1
SURFACE WATER OVERLAND/FLOOD MIGRATION COMPONENT SCORESHEET
Synkote Paint Co.

SURFACE WATER OVERLAND/FLOOD MIGRATION COMPONENT Factor Categories & Factors ENVIRONMENTAL THREAT	Maximum Value	Value Assigned
Likelihood of Release		
22. Likelihood of Release (same as line 5)	550	280
Waste Characteristics		
23. Ecosystem Toxicity/Persistence/Bioacc.	*	5.00E+08
24. Hazardous Waste Quantity	*	10
25. Waste Characteristics	1000	180
Targets		
26. Sensitive Environments		
26a. Level I Concentrations	**	0.00E+00
26b. Level II Concentrations	**	0.00E+00
26c. Potential Contamination	**	5.00E-02
26d. Sensitive Environments (lines 26a+26b+26c)	**	5.00E-02
27. Targets (line 26d)	**	5.00E-02
28. ENVIRONMENTAL THREAT SCORE	60	0.03
29. WATERSHED SCORE	100	0.03
30. SW: OVERLAND/FLOOD COMPONENT SCORE (Sof)	100	0.03

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.

PREScore 4.1
GROUND WATER TO SURFACE WATER MIGRATION COMPONENT SCORESHEET
Synkote Paint Co.

GROUND WATER TO SURFACE WATER MIGRATION COMPONENT Factor Categories & Factors DRINKING WATER THREAT	Maximum Value	Value Assigned
Likelihood of Release to Aquifer Aquifer: PFAS		
1. Observed Release	550	0
2. Potential to Release		
2a. Containment	10	10
2b. Net Precipitation	10	0
2c. Depth to Aquifer	5	5
2d. Travel Time	35	35
2e. Potential to Release [lines 2a(2b+2c+2d)]	500	400
3. Likelihood of Release	550	400
Waste Characteristics		
4. Toxicity/Mobility/Persistence	*	4.00E+02
5. Hazardous Waste Quantity	*	10
6. Waste Characteristics	100	6
Targets		
7. Nearest Intake	50	0.00E+00
8. Population		
8a. Level I Concentrations	**	0.00E+00
8b. Level II Concentrations	**	0.00E+00
8c. Potential Contamination	**	0.00E+00
8d. Population (lines 8a+8b+8c)	**	0.00E+00
9. Resources	5	0.00E+00
10. Targets (lines 7+8d+9)	**	0.00E+00
11. DRINKING WATER THREAT SCORE	100	0.00

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.

PREScore 4.1
GROUND WATER TO SURFACE WATER MIGRATION COMPONENT SCORESHEET
Synkote Paint Co.

GROUND WATER TO SURFACE WATER MIGRATION COMPONENT Factor Categories & Factors HUMAN FOOD CHAIN THREAT	Maximum Value	Value Assigned
Likelihood of Release		
12. Likelihood of Release (same as line 3)	550	400
Waste Characteristics		
13. Toxicity/Mobility/Persistence/Bioacc.	*	2.00E+05
14. Hazardous Waste Quantity	*	10
15. Waste Characteristics	1000	32
Targets		
16. Food Chain Individual	50	0.00E+00
17. Population		
17a. Level I Concentrations	**	0.00E+00
17b. Level II Concentrations	**	0.00E+00
17c. Pot. Human Food Chain Contamination	**	0.00E+00
17d. Population (lines 17a+17b+17c)	**	0.00E+00
18. Targets (lines 16+17d)	**	0.00E+00
19. HUMAN FOOD CHAIN THREAT SCORE	100	0.00

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.

CONFIDENTIAL

PREScore 4.1
GROUND WATER TO SURFACE WATER MIGRATION COMPONENT SCORESHEET
Synkote Paint Co.

GROUND WATER TO SURFACE WATER MIGRATION COMPONENT Factor Categories & Factors ENVIRONMENTAL THREAT	Maximum Value	Value Assigned
Likelihood of Release		
20. Likelihood of Release (same as line 3)	550	400
Waste Characteristics		
21. Ecosystem Tox./Mobility/Persist./Bioacc.	*	2.00E+05
22. Hazardous Waste Quantity	*	10
23. Waste Characteristics	1000	32
Targets		
24. Sensitive Environments		
24a. Level I Concentrations	**	0.00E+00
24b. Level II Concentrations	**	0.00E+00
24c. Potential Contamination	**	0.00E+00
24d. Sensitive Environments (lines 24a+24b+24c)	**	0.00E+00
25. Targets (line 24d)	**	0.00E+00
26. ENVIRONMENTAL THREAT SCORE	60	0.00
27. WATERSHED SCORE	100	0.00
28. SW: GW to SW COMPONENT SCORE (Sgs)	100	0.00

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.

CONFIDENTIAL

PREScore 4.1
SOIL EXPOSURE PATHWAY SCORESHEET
Synkote Paint Co.

SOIL EXPOSURE PATHWAY Factor Categories & Factors RESIDENT POPULATION THREAT	Maximum Value	Value Assigned
Likelihood of Exposure		
1. Likelihood of Exposure	550	550
Waste Characteristics		
2. Toxicity	*	1.00E+04
3. Hazardous Waste Quantity	*	0
4. Waste Characteristics	100	0
Targets		
5. Resident Individual	50	4.50E+01
6. Resident Population		
6a. Level I Concentrations	**	0.00E+00
6b. Level II Concentrations	**	1.20E+01
6c. Resident Population (lines 6a+6b)	**	1.20E+01
7. Workers	15	0.00E+00
8. Resources	5	0.00E+00
9. Terrestrial Sensitive Environments	***	0.00E+00
10. Targets (lines 5+6c+7+8+9)	**	5.70E+01
11. RESIDENT POPULATION THREAT SCORE	**	0.00E+00

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.
*** No specific maximum value applies, see HRS for details.

CONFIDENTIAL

PREScore 4.1
SOIL EXPOSURE PATHWAY SCORESHEET
Synkote Paint Co.

SOIL EXPOSURE PATHWAY Factor Categories & Factors NEARBY POPULATION THREAT	Maximum Value	Value Assigned
Likelihood of Exposure		
12. Attractiveness/Accessibility	100	5.00E+00
13. Area of Contamination	100	0.00E+00
14. Likelihood of Exposure	500	0.00E+00
Waste Characteristics		
15. Toxicity	*	1.00E+04
16. Hazardous Waste Quantity	*	0
17. Waste Characteristics	100	0
Targets		
18. Nearby Individual	1	0.00E+00
19. Population Within 1 Mile	**	0.00E+00
20. Targets (lines 18+19)	**	0.00E+00
21. NEARBY POPULATION THREAT SCORE	**	0.00E+00
SOIL EXPOSURE PATHWAY SCORE (Ss)	100	0.00

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.

CONFIDENTIAL

PREScore 4.1
AIR PATHWAY SCORESHEET
Synkote Paint Co.

AIR MIGRATION PATHWAY Factor Categories & Factors	Maximum Value	Value Assigned
Likelihood of Release		
1. Observed Release	550	0
2. Potential to Release		
2a. Gas Potential to Release	500	108
2b. Particulate Potential to Release	500	66
2c. Potential to Release	500	108
3. Likelihood of Release	550	108
Waste Characteristics		
4. Toxicity/Mobility	*	1.00E+03
5. Hazardous Waste Quantity	*	10
6. Waste Characteristics	100	10
Targets		
7. Nearest Individual	50	2.00E+01
8. Population		
8a. Level I Concentrations	**	0.00E+00
8b. Level II Concentrations	**	0.00E+00
8c. Potential Contamination	**	1.54E+02
8d. Population (lines 8a+8b+8c)	**	1.54E+02
9. Resources	5	0.00E+00
10. Sensitive Environments		
10a. Actual Contamination	***	0.00E+00
10b. Potential Contamination	***	3.63E-01
10c. Sens. Environments(lines 10a+10b)	***	3.63E-01
11. Targets (lines 7+8d+9+10c)	**	1.74E+02
AIR MIGRATION PATHWAY SCORE (Sa)	100	2.28E+00

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.
*** No specific maximum value applies, see HRS for details.